

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City     |
|----|--------|---------------------------|
| 53 |        | UPLAND RD WEST, ARLINGTON |

## OWNERSHIP

| OWNERSHIP |                   | Unit #: |            |
|-----------|-------------------|---------|------------|
| Owner 1:  | NIKHIL RISHIYUR S |         |            |
| Owner 2:  | HARRISON DONNA J  |         |            |
| Owner 3:  |                   |         |            |
| Street 1: | 53 UPLAND RD WEST |         |            |
| Street 2: |                   |         |            |
| Twn/City: | ARLINGTON         |         |            |
| St/Prov:  | MA                | Cntry   | Own Occ: Y |
| Postal:   | 02474             | Type:   |            |

## PREVIOUS OWNER

|           |                   |       |  |
|-----------|-------------------|-------|--|
| Owner 1:  | ROY DEB K -       |       |  |
| Owner 2:  | -                 |       |  |
| Street 1: | 53 UPLAND RD WEST |       |  |
| Twn/City: | ARLINGTON         |       |  |
| St/Prov:  | MA                | Cntry |  |
| Postal:   | 02474             |       |  |

## NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1979, having primarily Clapboard Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 2    | Above Stree |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |      |             |     |            |               |           |        |         |            |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.15406 | Total SF/SM: | 6711 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 413.185 | Spl Credit | Total: | 413.200 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

Total Parcel

853,000 /

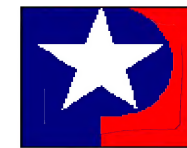
**853,000**

853,000 /

**853,000**

853,000 /

**853,000**



**Patriot**  
Properties Inc.

**USER DEFINED**

|   |                |       |
|---|----------------|-------|
|   | Prior Id # 1:  | 63255 |
|   | Prior Id # 2:  |       |
|   | Prior Id # 3:  |       |
|   | Prior Id # 1:  |       |
|   | Prior Id # 2:  |       |
|   | Prior Id # 3:  |       |
|   | Prior Id # 1:  |       |
| 4 | Prior Id # 2:  |       |
|   | Prior Id # 3:  |       |
|   | ASR Map:       |       |
|   | Fact Dist:     |       |
|   | Reval Dist:    |       |
|   | Year:          |       |
|   | LandReason:    |       |
|   | BldReason:     |       |
|   | CivilDistrict: |       |
|   | Ratio:         |       |
|   |                |       |
|   |                |       |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 11/30/2018 | Inspected    | PH  | Patrick H |
| 11/16/2018 | MEAS&NOTICE  | CC  | Chris C   |
| 3/10/2009  | Meas/Inspect | 372 | PATRIOT   |
| 11/3/2000  | Hearing Chag | 189 | PATRIOT   |
| 11/29/1999 | Inspected    | 267 | PATRIOT   |
| 11/9/1999  | Mailer Sent  |     |           |
| 10/18/1999 | Measured     | 256 | PATRIOT   |
| 7/29/1991  |              | JK  |           |
|            |              |     |           |
|            |              |     |           |

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_/\_\_/\_\_

## IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value     | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|-------------------|-----------|
| 101          | 6711.000        | 439,800                        |            | 413,200    | 853,000         |                   | 63255     |
|              |                 |                                |            |            |                 |                   | GIS Ref   |
|              |                 |                                |            |            |                 |                   | GIS Ref   |
| Total Card   | 0.154           | 439,800                        |            | 413,200    | 853,000         | Entered Lot Size  | GIS Ref   |
| Total Parcel | 0.154           | 439,800                        |            | 413,200    | 853,000         | Total Land:       | Insp Date |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |            | 413.28     | /Parcel: 413.28 | Land Unit Type:   | 11/20/18  |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 439,800    | 0         | 6,711.    | 413,200    | 853,000     |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 439,800    | 0         | 6,711.    | 413,200    | 853,000     |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 439,800    | 0         | 6,711.    | 413,200    | 853,000     | 853,000       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 367,800    | 0         | 6,711.    | 413,200    | 781,000     | 781,000       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 367,800    | 0         | 6,711.    | 354,200    | 722,000     | 722,000       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 367,800    | 0         | 6,711.    | 330,500    | 698,300     | 698,300       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 367,800    | 0         | 6,711.    | 283,300    | 651,100     | 651,100       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 331,500    | 0         | 6,711.    | 253,800    | 585,300     | 585,300       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible][illegible]

